

**MEADOWLANDS PROPERTY OWNER'S ASSOCIATION, INC.  
RULES AND REGULATIONS**

**Amended by Meadowlands Board of Directors on November 15, 2022**

**These rules and regulations are for all properties (known as "Meadowlands") subject to the Master Declaration dated January 6, 1998. While not all rules and regulations will please everyone, the Board of Directors has developed these rules and regulations to keep our community desirable and enhance property values. These rules and regulations are in addition to and not in place of the covenants and restrictions in the Master Declaration and the Architectural Design Standards. Some of the items herein may repeat (in full or partially) items in the Master Declaration or Architectural Design Standards.**

- Rule 1 ANIMALS AND PETS** No animals of any kind shall be raised or bred for commercial purposes on any portion of the property.
- 1.1. Dogs, cats or other usual and common household pets may be permitted in an individual residence.
  - 1.3 No pets are permitted to roam free. Dogs which are household pets shall, when outside of the owner's residence or lot be secured by use of a leash. When left unattended on the owner's lot they must be secured by approved physical fencing.
  - 1.4 Persons walking dogs must prevent their animals from entering upon other owner's lots, including that portion that the homeowner maintains to the curb or street. Dog owners are encouraged to have their dogs urinate and defecate in their own yards. Owners must immediately clean up after their dogs
  - 1.5 Animals that are aggressive or pose a danger to other residents will be in violation of the rules and regulations and will be subject to board action and/or reporting to county authorities.
  - 1.6 Owners of pets that make objectionable noise such as loud and continuous barking or constitute a nuisance to other residents will be in violation of the Rules and Regulations and will be subject to Board action and/or reported to the proper authorities
  - 1.7 No dog runs, dog houses or animal pens are allowed. No animal may be tied or chained outdoors.

**Rule 2 CLOTHESLINES**

- 2.1 Drying clothes outdoors on clotheslines or other structures is not permitted.

**Rule 3 FLAGS AND FLAGPOLES**

- 3.1 Freestanding flagpoles cannot exceed 20 feet in height and cannot be outside the property set-back line.
- 3.2 Decorative flags may be flown from a bracket attached to the house but not on a freestanding flagpole.
- 3.3 Each residence is permitted one flagpole and two brackets on the house.

**Rule 4 NUISANCE**

- 4.1 No noxious, illegal or offensive activity shall be conducted upon any lot or in any dwelling, nor shall anything be done thereon or therein which may become an annoyance or nuisance to other owners. (\*This provision does not preclude the use of fire pits as noted under Rule 15.)
- 4.2 No use, activity, storage or other condition that would be obnoxious to the eye, ear, or smell is permitted.
- 4.3 No use, activity, storage or other condition that might disturb the peace, quiet, safety, or serenity of the neighborhood is permitted.

**Rule 5 GARAGE SALES**

- 5.1 Individual garage/yard sales are not permitted.
- 5.2 Residents may participate in a community wide POA approved garage/yard sale.
- 5.3 Garage/yard sale advertising must be removed after the close of the sale.
- 5.4 Estate Sales are permitted and are not the same as Yard Sales. An Estate Sale may be held when there is a death or need to vacate the home. An Estate Sale usually involves an outside party/broker who manages the sale of the estate. Prior to the Estate Sale, the POA's Management Company is to be notified of the contact person's name and number, the address of the sale and the time and date(s) of the sale. The Estate Sale may last no more than three days.
- 5.5 There may be one sign located in the yard of the home for sale during the day/days of the Estate Sale and a second sign at the beginning of the street where the house is located. If the sale runs

for more than one day, the signs must be removed at night and replaced the next day.

- 5.6 All items need to remain in the house and/or closed garage for the duration of the Estate Sale.

**Rule 6 GARBAGE AND TRASH**

- 6.1 No trash, rubbish, debris, junk, stored materials, wrecked vehicles or similar unsightly items shall be allowed to remain on any lot outside the enclosed structure.
- 6.2 All trash and recycling should be placed in an appropriate container and placed at the curb no earlier than the evening prior to the regularly scheduled trash pick-up. Trash should be secured to prevent being thrown about because of windy or stormy conditions.
- 6.3 Trash and recycling containers must be retrieved and placed out of view by 11:00 PM on pick-up day.
- 6.4 Trash and recycling containers shall be stored out of view at all other times.

**Rule 7 SIGNS**

- 7.1 No signs other advertising devices shall be displayed upon any lot without the prior written permission of the Board of Directors.  
(\* refer to 7.8 for political signs.)
- 7.2 Community Watch signs or two small "House is Alarmed" signs (one in front and one in the rear) are permitted; they must be located within 10 feet of the house.
- 7.3 Homeowners may have two "for sale" signs, one in the front and one in the rear. The rear sign must be set back 15 feet from the golf course Out of Bounds line.
- 7.4 "For sale" signs must be of a type approved by the Board of Directors.  
a.) Info boxes are allowed but must be attached to the post below the "for sale" sign.  
b.) Agent information is allowed below the for-sale\_sign but must be the same color as the sign.
- 7.5 For Sale signs must be maintained. Signs with faded lettering or flaking paint need to be refurbished or replaced.
- 7.6 No signs may be posted in the windows of homes except for construction/work permits as required by the county.

7.7 No signs may be displayed in the common areas except for golf course events and signs for special community business.

7.8 Display of Political Signs

In accordance with the provisions of NC §47F-3-121 (2) (b) (i) (ii) no member may display more than one (1) political sign visible to the public per lot. Any political sign displayed may not exceed 24 inches by 24 inches. Any political sign displayed cannot be displayed earlier than 45 days prior to the date of the election and must be removed within 7 days following the election date.

- (a) For the purpose of this rule, the term "political sign" also includes any flag, banner, display or other similar device, outside or inside that is visible to the public.
- (b) For the purpose of this rule, the definition of "lot" includes any structure, outside or inside that is visible to the public.
- (c) No portion of this rule shall be construed to prohibit members from displaying the unaltered flag of the United States or North Carolina.

**Rule 8 MAILBOXES**

8.1 Mailboxes must be uniform. (The approved mailbox is the PVC post model. The wooden post model is acceptable where they exist.)

8.2 Homeowners must maintain mailboxes, including replacement of rotted wood and painting of faded surfaces. (When a wooden mailbox is no longer repairable, it must be replaced with the approved PVC post model.)

**Rule 9 MAINTENANCE OF PROPERTY**

9.1 The appearance of every unit in Meadowlands affects not only the overall look of the community, but also the individual property values within it.

9.2 (a) Property ownership in Meadowlands includes the responsibility for continual maintenance of all structures and grounds which are a part of each homeowner's lot as well as the right of way adjacent to the lot down to the curb or street.

(b) Pursuant to Article 8, Section 8.2 of the Master Declaration of Meadowlands Golf Club, any property owner who fails to maintain their vacant lot (maintenance is defined as lawns mowed, shrubs trimmed, weeds removed, curbs edged and lots free of debris including fallen trees, branches and foliage) may receive a fine of \$100.00 PER DAY (\$3000.00 a month) after notice and a hearing

on the violation. Unpaid fines will be secured by liens and foreclosure. In addition to fines, should lot maintenance not be performed within 30-day time frame, the POA may invoke its authority pursuant to the Master Declaration to maintain the lot at the expense of the owner and charge fifteen percent (15%) service charge. Maintenance expenses and service charges will be charged to owners through a special assessment that, if unpaid after thirty (30) days will be secured by liens and foreclosure.

9.3

This maintenance includes but is not limited to the following:

- a. Keeping the lot free and clear of all litter, trash, refuse, unsightly materials and waste.
- b. Mowing lawns so that they look neat and presentable and are maintained to the curb regardless of any Rights of Way or Easements.
  - 1.) Mowing lawns and use of power edger's or blowers shall only be done between the hours of 8 a.m. and dusk.
  - 2.) This rule also applies to contract lawn services.
- c. Pruning and trimming trees and shrubs.
- d. Keeping lawn and garden areas alive and weed free.
- e. Keeping exterior lighting in good working condition.
- f. Removing any dead plant material.
- g. Keeping vacant land well maintained and free of trash, weeds, underbrush, tree branches, etc.
- h. Keeping parking areas and driveways in good repair.
- i. Complying with all governmental health and safety requirements.
- j. Mulch must stay within landscape beds or berms. Mulch cannot be faded, show bare spots or it must be replenished regularly.
  1. Acceptable mulches include but are not limited to the following: pine straw, pine bark, dyed pine mulch, cedar mulch, finely ground hardwood chips, brown and red crushed brick or synthetic mulch.
  2. Stone may be used but it must be approved by the ARC.
- k. Vegetable gardens must be located in the rear of the property only.
- l. Objects in yard must be of an appropriate size and within acceptable scale which is harmonious with the home and its

location. Items must not be so numerous as to present a cluttered or overwhelming appearance. Objects must avoid using words and designs that are by their nature inflammatory, offensive or vulgar to the community.

- m. Edging along all roads, curbs and walkways.
- n. All debris as a result of mowing, edging, etc. must be removed from the roads and walkways. Disposing of any debris, trash, etc. into street drains is not permitted.

9.4 Homeowners may not allow trees, shrubs or plantings of any kind to overhang or otherwise encroach upon any sidewalk, street, pedestrian walkway, POA common area or another homeowner's property.

9.5 All decks, fences and other exterior structures (such as children's recreation/play equipment) must be kept in good repair.

9.6 **Maintenance Summary**

It is impossible to list or describe every component of a homeowner's lot that must be maintained and how it must be maintained. Briefly, all exterior finishes, whether brick, metal, wood, concrete or any other material, must be maintained in a state of good repair. (A state of good repair consists of ensuring that the unit and its entire component parts look as good as they did when they were new.) Siding must be clean, free of mold and mildew, and free of significant bubbling/warping. Peeling paint and rotting wood evidenced by cracks and black mold or soft areas must be repaired or replaced. Windows, doors, shutters, garage doors, exterior roof and gable trim all need to be caulked and repainted as needed. Routine yearly upkeep will help prevent serious problems later. The purpose of the maintenance guidelines and summary is to ensure that all units look their best.

9.7 **Contractor Damage**

The Board may impose a fine of \$100.00 for EACH event that causes damage to another owner and/or Association property, after notice and an opportunity to be heard by any lot owner's service vendor or contractor. The imposed fines will be secured by liens and foreclosure if unpaid prior to closing/title change of the property being serviced by said vendor or contractor. Should no closing/title change occur, the fines and penalties will be imposed against the lot owner of the property serviced. In addition to the fines imposed,

any and all repair costs expended by the Association will be charged to the lot owner whose lot the contractor causing the damage was working on through a special assessment. Any special assessment remaining unpaid will be secured by liens and foreclosure.

**Rule 10 SOLICIATION**

10.1 No door-to-door solicitation is permitted.

**Rule 11 TRAFFIC REGULATONS.**

11.1 All traffic control signs, including but not limited to speed limits, stop signs, directional signs, and no parking signs. Please obey these signs. Violators may be considered in violation of these rules and subject to Board action.

11.2 All operators of golf carts must have a valid driver's license, obey all street signs and speed limits posted within Meadowlands and operate the golf cart in a responsible manner.

11.3 No off-road or other unregistered vehicles, other than golf carts are allowed to be driven on POA streets.

**Rule 12 STORAGE OF VEHICLES (incl. BOATS, TRAILERS, REC. VEHICLES & STORAGE PODS**

12.1 Storage of boats, trailers, campers, mobile homes, and recreational vehicles is prohibited.

12.2 Inoperable vehicles may be parked only inside a garage.

a.) An inoperable vehicle is defined as any vehicle unable to be driven legally on a public roadway.

12.3 Any vehicle such as a boat, camper or motor home, which is used for vacation purposes may be in the neighborhood for one night only. Extended stay requires notification and approval of the management company.

12.4 Parking on streets is permitted, provided said parking does not provide ingress and egress problems to neighbors, delivery vehicles and emergency vehicles.

a.) No resident or guest parking is permitted overnight on any community street. Overnight is defined as between the hours of midnight to 7 a.m.

b.) Overnight parking is allowed for residents and guests in the Residence Center Parking lot.

12.5 No automobile, motorcycle or other similar vehicle shall be repaired or placed on blocks or stands, except in an enclosed garage.

- 12.6 Commercial vehicles of homeowners (see the criteria for commercial vehicles below) are not permitted in driveways or parked on the streets.
- 12.7 There will be no outside storage or parking upon any portion of the development of any of the following kinds of vehicles: mobile homes, trailer (either with or without wheels) motor home, tractor, truck (other than pickup trucks), commercial vehicles of any type, camper, motorized camper or trailer, boat or watercraft, boat trailer, motorcycle, motorized bicycle, motorized go-cart, or any other form of motorized transportation.
- 12.8 Any one of the following criteria indicates a commercial vehicle:
- a.) Vehicle is over 10 feet tall.
  - b.) Tools and/or ladders are plainly seen.
  - c.) The payload of the vehicle is more than 1 ton.
  - d.) Writing on more than two areas of the vehicle.
- 12.9 Moving containers - PODS or similar moving containers are allowed for the purpose of moving in or out of your house. They shall not be used solely for storage. They shall be placed in the driveway, not in any street, and removed within 7 days.
- 12.10 There will be no parking of any type vehicle in front, rear or side yards.
- 12.11 Construction dumpsters or similar container, for the purpose of removing construction debris, etc., require the Meadowlands POA Board of Directors written approval prior to the placement of the container or any unit.

**Rule 13 HOLIDAY LIGHTING AND DECORATIONS**

- 13.1 Holiday lighting does not require a formal application.
- 13.2 Holiday lighting should be operative for a period not to exceed six (6) weeks.
- 13.3 All holiday lighting and decorations must be removed 10 days after the holiday.

**Rule 14 OUTDOOR FURNITURE**

- 14.1 Only furniture designed for outdoor use is permitted.
- 14.2 Outdoor furniture may only be placed on the porch areas, patios or rear yards.

**Rule 15 FIREWOOD and FIREPITS**

- 15.1 Fireplace-ready wood shall be kept neatly stacked only on the rear ground level of the homeowner's property.
- 15.2 Firewood should be stacked in one row of no longer than six feet in length and four feet in height.
- 15.3 For both aesthetic and safety considerations, firewood may not be stacked against fencing or a garage or dwelling wall.
- 15.4 Other than a limited quantity of firewood intended for immediate use, firewood shall not be stacked on patios or decks.
- 15.5 Firepits must be placed a safe distance from residences and only in backyards. Local fire codes and manufacturers specifications should be followed.
- 15.6 Firepits must be burned with a protective cover to prevent accidental discharge of embers or live coals and never left unattended.
- 15.7 No home or yard trash (for example: paper, cardboard, garbage or household refuse) may be burned in firepits.
- 15.8 Excessive smoke from firepits that is a nuisance to other residents as defined in 15A NCAC 02D. 1902 of the North Carolina Air Quality Control Agency list of definitions as "causing physical irritation exacerbating a documented medical condition, visibility impairment, or evidence of soot or ash on property or structure other than the property on which the burning is done" is not acceptable and is considered a violation of these rules and regulations.

**Rule 16 LAKES AND PONDS**

- 16.1 Swimming, boating, use of personal floatation devices, or other active use of lakes, ponds, streams or other bodies of water within Meadowlands are prohibited.
- 16.2 Fishing is not allowed in POA ponds.
- 16.3 The Association shall not be responsible for loss, damage or injury to any person or property arising out of unauthorized or authorized use of the bodies of water within or adjacent to Meadowlands.
- 16.4 There shall be no dumping of yard waste, refuse, dirt or any other material into any pond.

**Rule 17 COMMON AREAS**

- 17.1 Homeowners are not allowed to alter or modify, by any kind of planting or building of any structure, or any common area, easement, or right of way located next to or close to their property.
  - a.) Modifications are such things as allowing the accumulation of debris of any kind, establishment of gardens, and/or otherwise adding, removing or modifying any trees, shrubs or other plantings located in the areas referred to above.
- 17.2 Violations of these maintenance standards will be subject to fines and restoration assessment actions.
- 17.3 There shall be no dumping of yard waste, refuse, dirt or any other materials onto any Common Area, Easement, or Golf Course Property.

**Rule 17A USE OF THE RESIDENTS FACILITY**

Notwithstanding the provisions of Section 3.2 of the Master Declaration, Rule 17A is established to authorize the use of the Residents Center for its members and guests of said members. In no circumstances can the Residents Center be rented, leased or otherwise used by any individual or group who is not recognized as a member of the Association as defined under Section 3.3 of the Master Declaration.

**Rule 18 FIREWORKS**

- 18.1 Use and discharge of firecrackers or other fireworks is prohibited.

**Rule 19 FIREARMS**

- 19.1 Discharge of firearms, any device which fires a projectile or use of archery equipment within the community is strictly prohibited.

**Rule 20 LEASING**

- 20.1 Leasing of homes is permitted.
- 20.2 The minimum lease period is one (1) year.
- 20.3 Leasing is defined as regular, exclusive occupancy of a lot by any person other than the owner in which the owner receives a benefit or fee.
- 20.4 All leases shall be in writing.

- 20.5 A copy of the lease must be provided to the Association Manager within 10 days of execution of the lease.
- 20.6 Owners (or their agents) who lease their property are required to provide a copy of the most current Rules and Regulations and ARC guidelines to the lessees prior to the time the lease is executed.
- 20.7 All lessees shall adhere to these rules and regulations and all those set forth by the Master Declaration.
- 20.8 Owners are ultimately responsible for any violation of their lessees.

**Rule 21 GRILLS**

- 21.1 Permanent and portable grills must be placed/stored in the rear yard of the house as far as practical from the adjacent property lines.
- 21.2 All grill usage must be in accordance with Brunswick County Fire Code more than 5 feet from a building roofline.
- 21.3 ARC approval is required for permanent grills.

**Rule 22 RECREATIONAL EQUIPMENT**

- 22.1 All recreational structures, equipment, etc. require ARC approval prior to installation.
- 22.2 Semi-permanent play equipment, which constitutes either a structure or appurtenance to an existing structure, requires ARC approval. Examples include, but are not limited to sandboxes, playhouses, swing sets, etc.
- 22.3 Equipment must be placed in rear yards within the homeowner's lot boundaries.
- 22.4 Equipment must not be placed within 10 feet of the nearest structure, fence or wall and reasonably distanced from any public property such as greenways and streets.
- 22.5 The equipment must be compatible with the lot size.
- 22.6 The equipment must not be readily visible from adjacent roadways or common elements.
- 22.7 The equipment shall not exceed 10 feet at its tallest point.
- 22.8 Natural colors should be used.

**Rule 23 ANTENNA OR SATELLITE DISHES**

- 23.1 All antenna and satellite dishes must have approval of the ARC.

**Rule 24 HUNTING**

24.1 No hunting or discharge of firearms is permitted within Meadowlands.

**Rule 25 POOL**

25.1 USE OF THE POOL FACILITY IS AT USER'S RISK AT ALL TIMES. NO LIFEGUARD IS PROVIDED. Use of the pool is limited to the hours of dawn to midnight – April 1<sup>st</sup> through October 31<sup>st</sup>.

25.2 Glass of any kind is forbidden in the pool or deck area.  
a. If responsible for breakage in these areas the violator will be responsible for fines and cleanup charges and may be subject to fines.  
b. If glass is not removed from the pool area upon notification the violator will be ordered removed from pool area and subject to suspension of privileges and fines.

25.3 No animals or pets allowed in pool or deck area.  
a. Certified service animals are exempt from this provision provided they do not enter the pool.

25.4 Children under 14 are not permitted to use the pool without adult supervision.

25.5 No person under the influence of drugs or alcohol shall use the pool.

25.6 Any person with skin, eye or nasal infection is not allowed in the pool.

25.7 The pool is for the private use of members and guests.

25.8 The Management or Board reserve the right to deny use of the pool at any time.

25.9 All trash must be removed from the pool area and placed in provided containers or taken with you.

25.10 Umbrellas shall be closed when leaving and pool furniture left in an orderly fashion.

25.11 No running or boisterous play is permitted in pool area.

25.12 No diving is permitted in the pool.

25.13 Any child not toilet trained must use protective waterproof diapers.

25.14 Flagrant disregard to these rules will result in fines and possible loss of privileges.

**Rule 26 POA INSPECTIONS AND FINES**

**26.1 Procedures**

a. All properties in Meadowlands are inspected on a regular basis.

- b. If a violation is observed, the management company will send a letter to the property owner defining the violation. The management company will provide the recipient a phone number to call if the recipient believes the letter was sent in error. Otherwise, the recipient will have 15 days from the date of the notice to correct the violation, request additional time, or request a hearing date if the violation is not corrected.
- c. If no correction is made to the violation(s) noticed, and no hearing date and opportunity to be heard is requested by the property owner in the allocated fifteen (15) days, a hearing will be commenced by a Review Panel at their earliest convenience, to consider fines and/or suspension of community privileges. Any previously submitted evidence, information or explanation by the property owner will be considered at the hearing despite the absence of the property owner. The Review Panel will notify the Property Management Company of their decision. *The Management Company shall notify the property owner forthwith of the Review Panel's decision.*
  - [1.] The Review Panel will consist of members of the association who are not members of the Board of Directors or Covenants Committee.
- d. The property owner shall have the right to appeal the decision of the Review Panel to the Board of Directors by providing written notice of the appeal to the Board within fifteen (15) days of the decision.

26.2 **Fines**

- a. The fine for each occurrence of a violation is \$50.00.
- b. Thereafter, an additional fine of ten (\$10.00) dollars per day may be imposed until the violation is corrected.
- c. Depending on the nature of the violation, an additional restoration assessment can be made.
- d. in addition to any other enforcement rights if an owner fails to perform their maintenance responsibilities the Board may authorize the maintenance to be performed and the owner assessed all costs plus a 15% service charge.
- e. A fine and/or restoration assessment can be placed as a lien against the property and must be satisfied before the property is sold.

**Rule 27 FUEL TANKS**

- 27.1 Installation of fuel tanks must be approved by the Architectural Review Committee.

**Rule 28 WAIVERS**

- 28.1 In extraordinary situations the Board of Directors may provide temporary waivers of these Rules and Regulations so far as they do not provide conditions which would adversely affect the Community or individual property owners.

These Rules and Regulations were amended on September 15, 2022 by the Board Directors.

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Donald S. Johnson  
Secretary